

SITE IMPROVEMENT & BUILDING PLANS

PREPARED FOR:

NOURIA ENERGY CORPORATION

264 TIMPANY BLVD.
GARDNER, MA

PREPARED BY:

AYOUB
ENGINEERING

ENGINEERS & ARCHITECTS

414 BENEFIT STREET
PAWTUCKET, RHODE ISLAND 02861
401-728-5533

P.O. Box 514
EXETER, NEW HAMPSHIRE 03833
603-765-1001

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ARCHITECTURAL
A2.0 ELEVATIONS

SITE IMPROVEMENT & BUILDING PLANS

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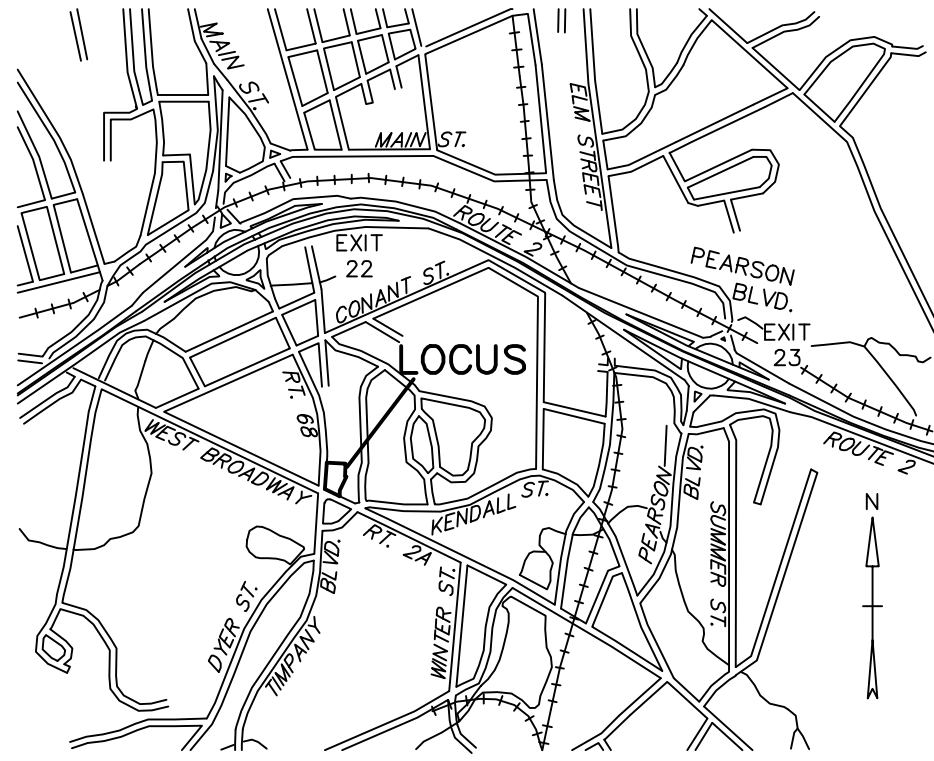
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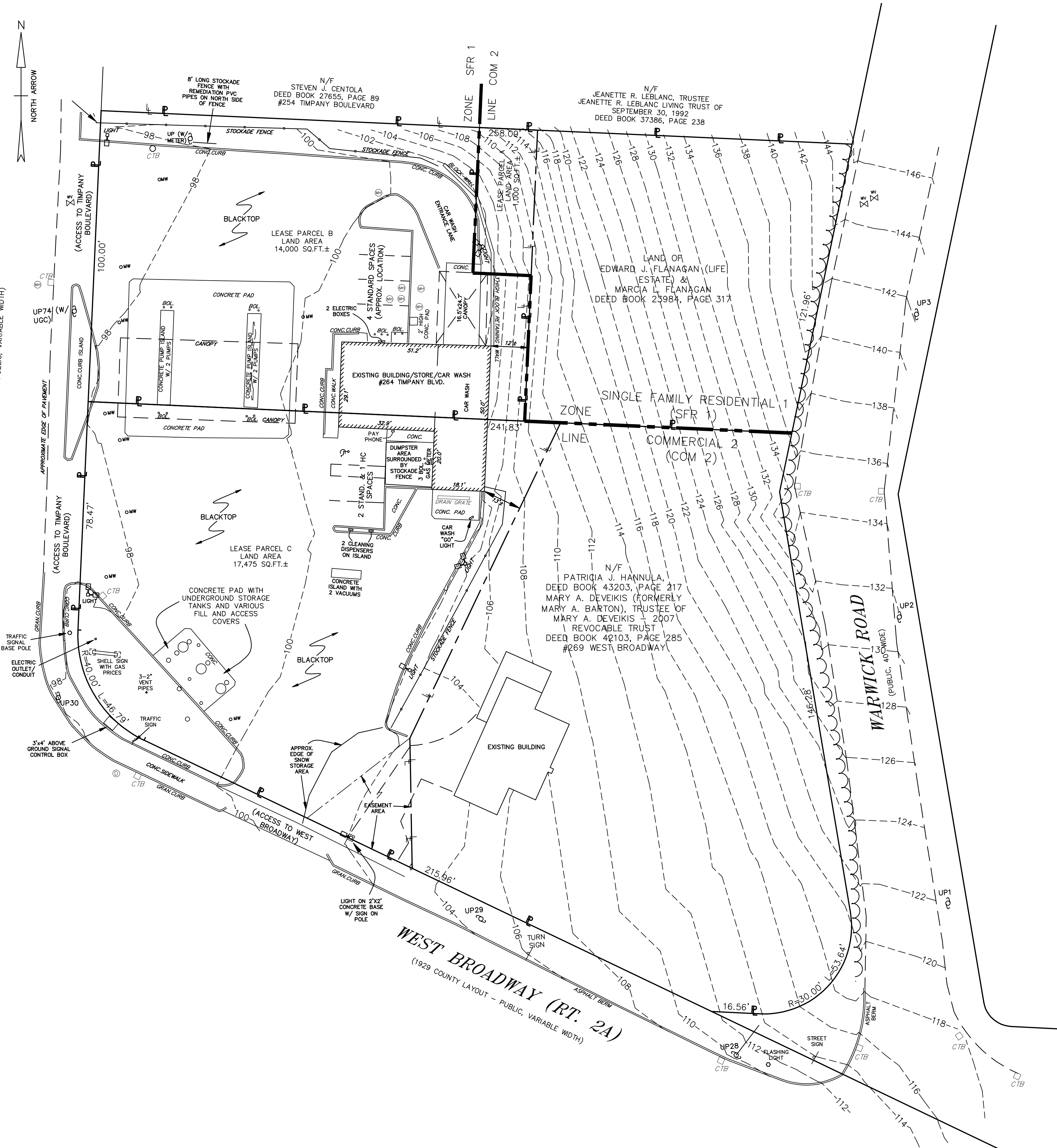
PROJECT NO. 1623

DATE: 12/20/2013



LOCUS MAP
SCALE: 1"=1500'±

TIMPANY BOULEVARD (RT. 68)
(FORMERLY MECHANIC STREET - PUBLIC, VARIABLE WIDTH)



LEGEND

- WATER VALVE (WV)
- UTILITY POLE (UP)
- PROPERTY LINE
- LEASE LINE
- CATCHBASIN (CTB)
- SEWER MANHOLE (SMH)
- DRAIN MANHOLE (DMH)
- MANHOLE COVER (MH)
- BOLLARD (BOL.)
- MONITORING WELL (MW)
- PIPE / ROD SURVEY MONUMENT
- BOUND SURVEY MONUMENT
- CONCRETE (CONC.)
- GRANITE (GRAN.)
- UNDERGROUND (UG)
- UNDERGROUND CONDUIT (UGC)
- OVERHEAD (OH)
- OVERHEAD WIRE (OHW)

1. DEED REFERENCES: MARCIA L. FLANAGAN
BK. 23984, P. 317
PATRICIA J. HANNULA ET AL
TSTES. MARY A. DEVEIKIS 07 REVOCABLE TRUST
BK. 43203, P. 217
BK. 42103, P. 285

2. PLAN REFERENCES: P.B. 44, P. 55
P.B. 60, P. 34
P.B. 256, P. 67
P.B. 265, P. 63
P.B. 366, P. 50

3. THE SUBJECT PREMISES ARE GRAPHICALLY SITUATED IN THE SINGLE FAMILY RESIDENTIAL 1 AND THE COMMERCIAL 2 ZONING DISTRICTS WITH THE FOLLOWING MINIMUM DIMENSIONAL REQUIREMENTS:

	SINGLE FAM RES 1	COMMERCIAL 2
MIN. LOT AREA:	12,500 S.F.	30,000 S.F.
MIN. LOT FRONTAGE:	100 FT.	100 FT.
MIN. FRONT SETBACK:	30 FT.	30 FT.
MIN. SIDE SETBACK:	15 FT.	20 FT.
MIN. REAR SETBACK:	20 FT.	30 FT.

4. THE SUBJECT PREMISES ARE NOT GRAPHICALLY SITUATED IN THE 100-YEAR FLOOD ZONE PER FLOOD INSURANCE RATE MAP 250305 0009 B DATED JULY 2, 1981.

5. TOPOGRAPHY SHOWN HEREON IS THE RESULT OF AN ON THE GROUND DATA ACCUMULATION SURVEY PERFORMED BY WHITMAN & BINGHAM ASSOCIATES, LLC. IN AUGUST, 2013. ANY CHANGES AFTER THIS DATE MAY NOT BE REFLECTED ON THIS PLAN.

6. ALL UTILITIES SHOWN HEREON SHALL BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION PRIOR TO EXCAVATION AND CONSTRUCTION.

7. ALL UTILITY SERVICES ARE NOT SHOWN ON THIS PLAN. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY FOR LOCATION AND ELEVATION.

EXISTING CONDITIONS PLAN

IN GARDNER, MA

PREPARED FOR

NOURIA ENERGY CORPORATION

AUGUST 22, 2013



WHITMAN & BINGHAM ASSOCIATES, LLC
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
510 MECHANIC STREET - LEOMINSTER, MASSACHUSETTS 01453

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603-765-1001

PREPARED FOR
NOURIA ENERGY CORPORATION
WORCESTER, MA 326 CLARK STREET

PROJECT ADDRESS
GARDNER, MA

SHEET DESCRIPTION

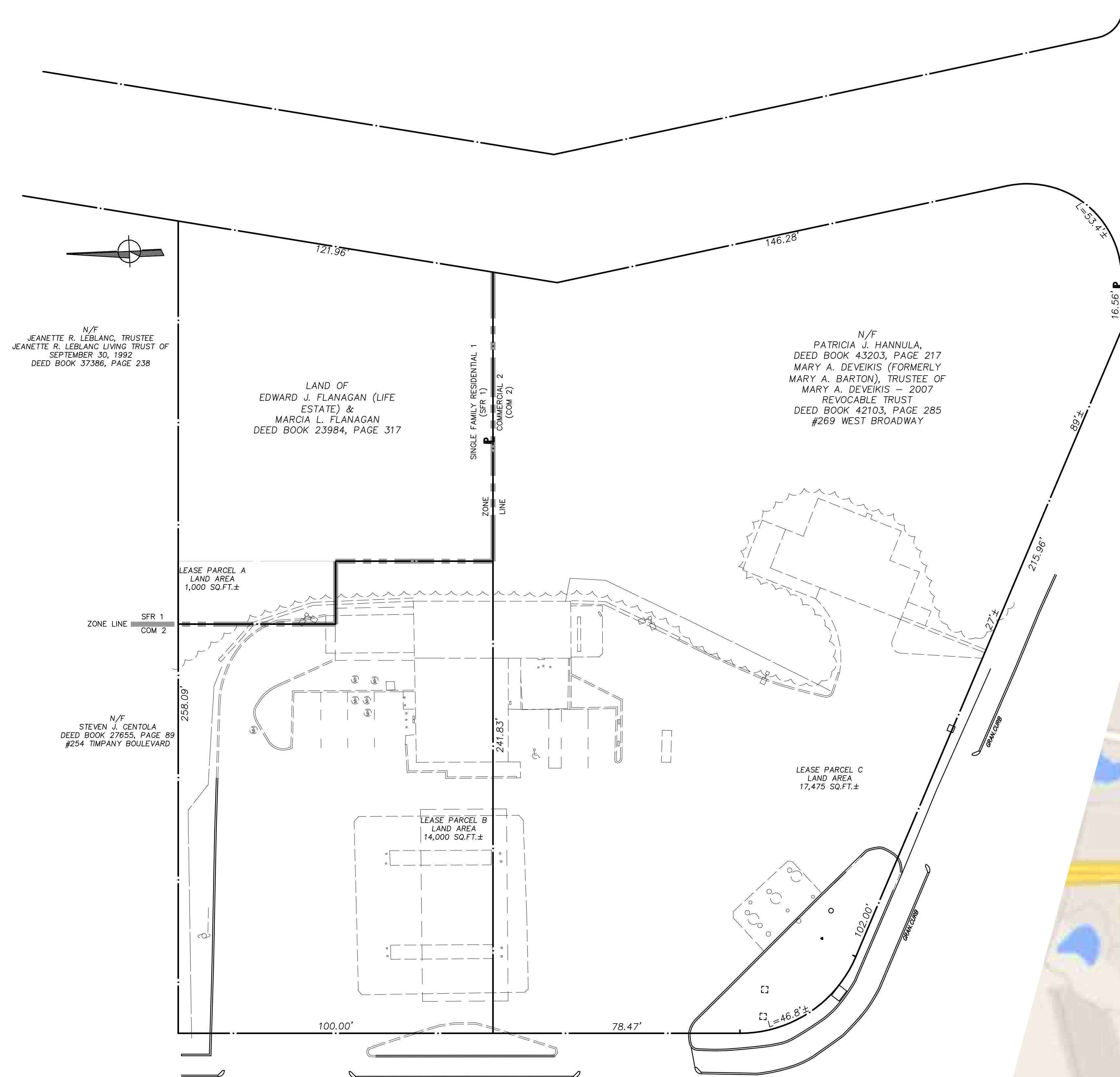
SITE DEMOLITION PLAN

PROJECT NO.	1623.113
SCALE:	AS NOTE
DRAWN BY:	RCD
DATE:	12/20/13

SHEET NO.

D-1

PIANNING BOARD REVIEW SET



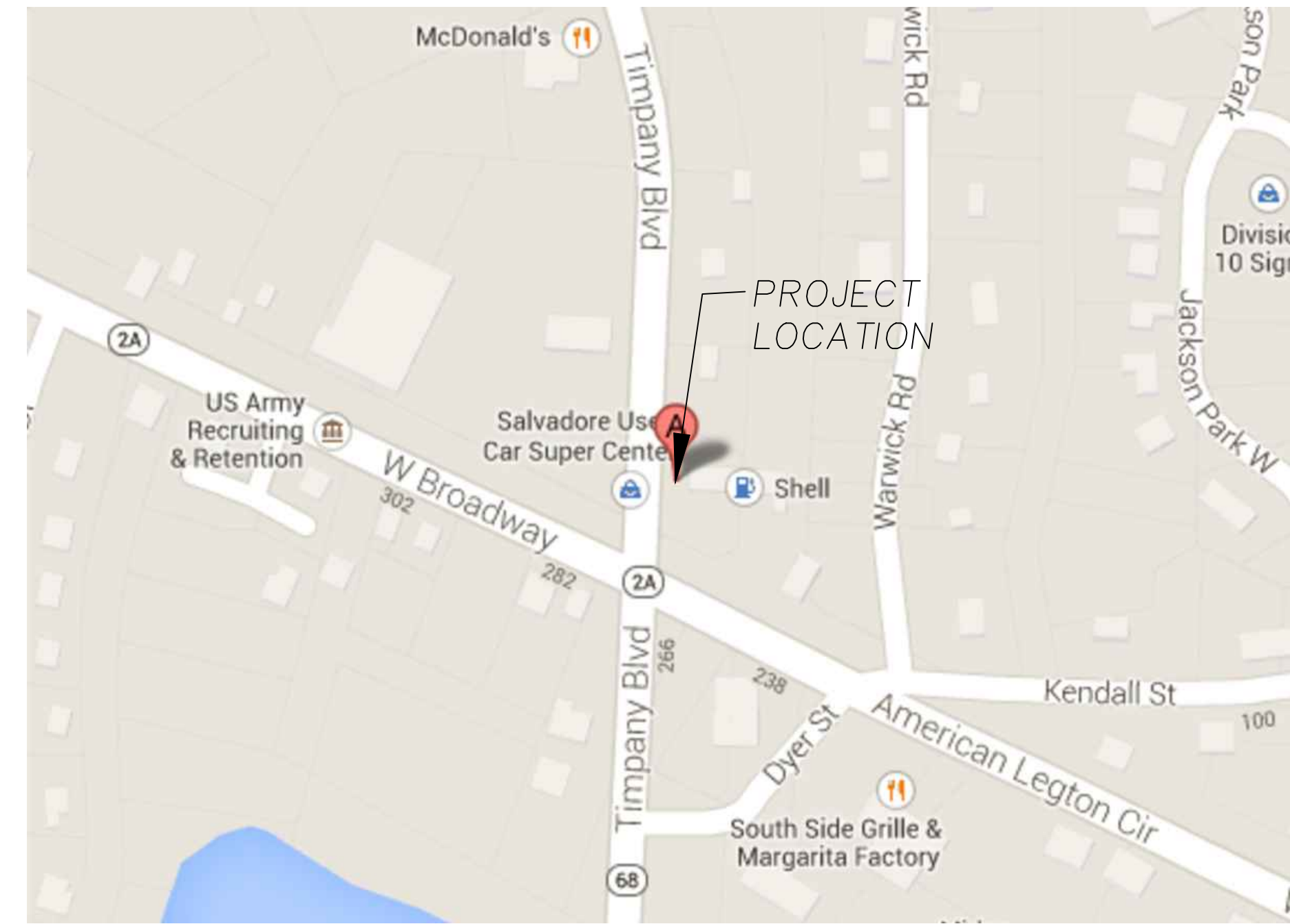
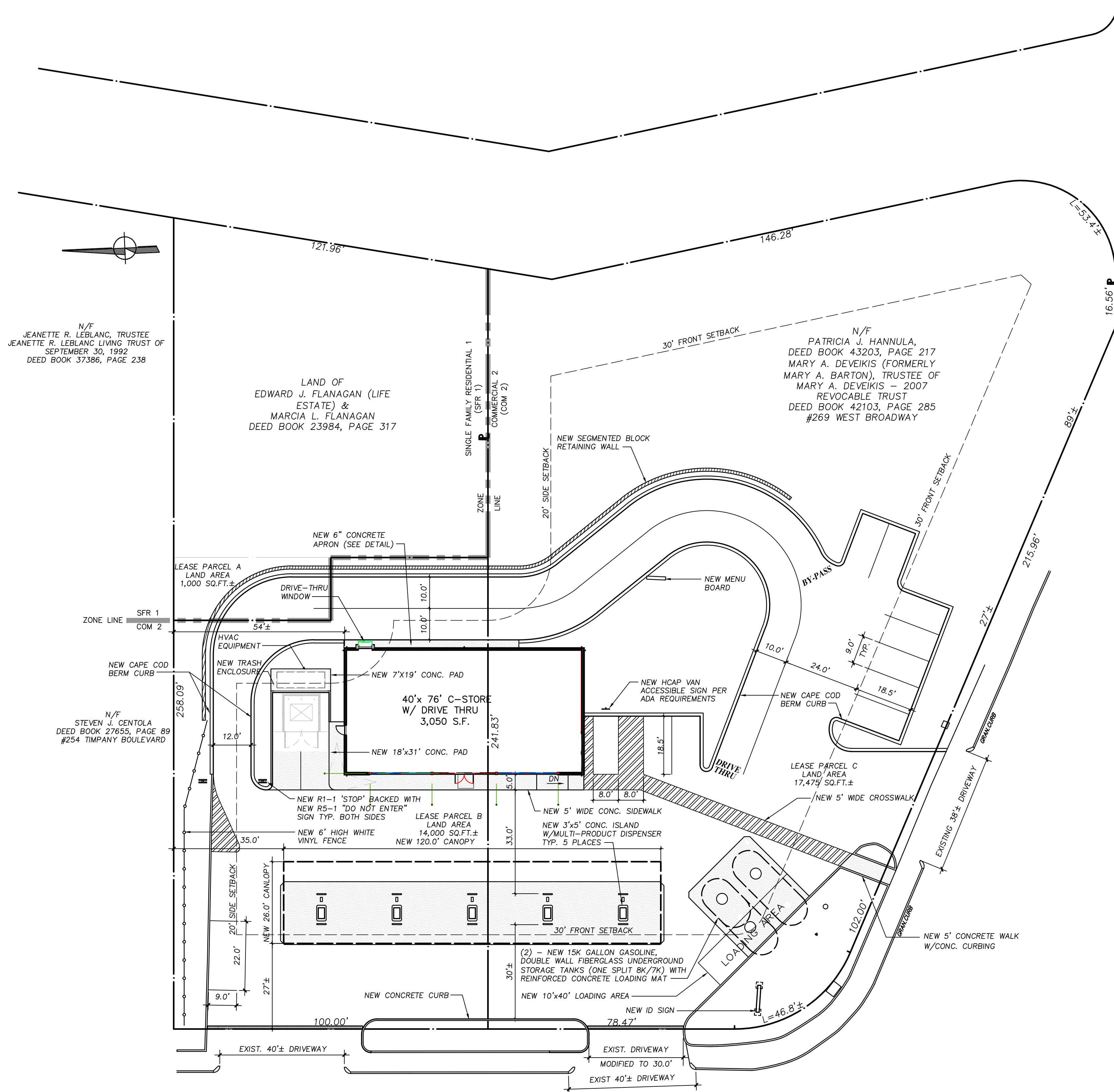
LOCATION MAP
SCALE: 1"=1000'

REFERENCE:
PROPERTY LINES AND OTHER TOPOGRAPHIC INFORMATION
SHOWN ON THIS DRAWING WERE TAKEN FROM A PLAN ENTITLED

EXISTING CONDITIONS PLAN IN GARDNER, MA PREPARED FOR
NOURIA ENERGY CORPORATION DATE: AUGUST 22, 2013 SCALE:
1"=20' PREPARED BY: WHITMAN & BINGHAM ASSOCIATES, LLC
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
510 MECHANIC STREET - LEOMINSTER, MASSACHUSETTS
01453



N/F
STEVEN J. CENTOLA
DEED BOOK 27655, PAGE 8
#254 TIMPANY BOULEVARD



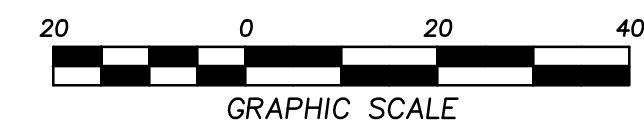
LOCUS MAP
SCALE: 1"=100'

ZONING DATA		
	REQUIRED:	PROVIDED:
ZONE:	(COMM 2) COMMERCIAL 2 DISTRICT/(SFR1)	SINGLE FAMILY
BUILDING SETBACKS:	FRONT- 30'	27'± (CANOPY)
	SIDE - 20'	54'± (BUILDING)
	REAR - 30'	N/A*
LOT REQUIREMENTS:	AREA - 30,000 S.F.	65,097± S.F.
	FRONTAGE - 100'	780'±
		354.27' (NEW)
	MAX. BUILDING COVERAGE=50%	9.2%
	MIN. GREEN SPACE-NONE	N/A
PARKING REQUIREMENTS:		
RETAIL STORE:		
1 PER 250 S.F. NET FLOOR AREA		
1,792 S.F./250 S.F.= 7.17	7 SPACES	14 SPACES
ZONING INFORMATION WAS TAKEN FROM: CITY OF GARDNER MASSACHUSETTS ZONING ORDINANCE AS AMENDED THROUGH MARCH 5, 2012		

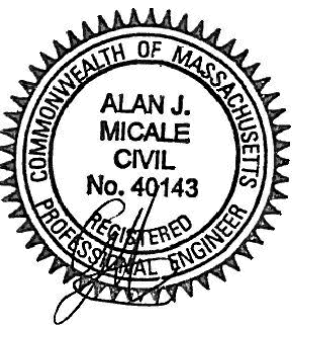
*CORNER LOT HAS TWO FRONT AND TWO SIDE SETBACKS

REFERENCE:
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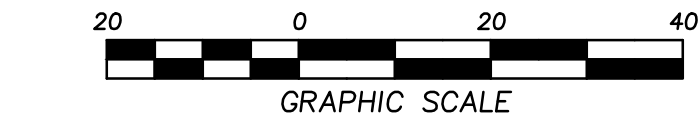
SITE IMPROVEMENT PLAN

SHEET NO.
C-1

PROJECT NO.	1623.113
SCALE:	AS NOTED
DRAWN BY:	RCD
DATE:	12/20/13


SHEET NO.
C-1

PLANNING BOARD REVIEW SET



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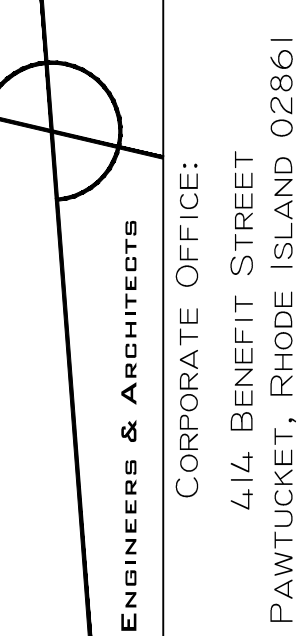
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SITE GRADING PLAN

PROJECT NO. 1623.113	SHEET NO.
SCALE: AS NOTED	C-2
DRAWN BY: RCD	
DATE: 12/20/13	

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PREPARED FOR
NOURIA ENERGY CORPORATION
WORCESTER, MA 326 CLARK STREET

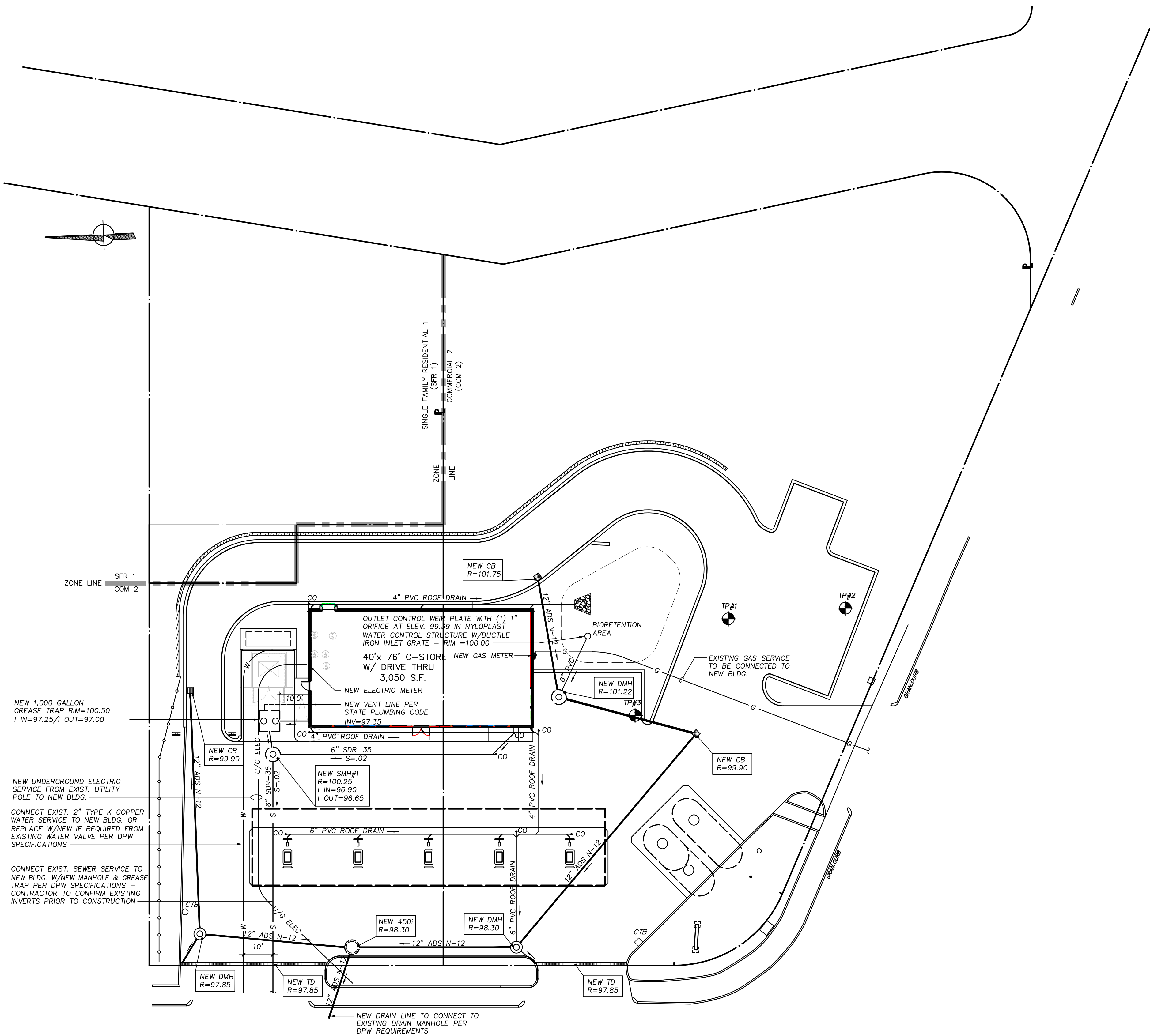
PROJECT ADDRESS
GARDNER, MA
264 TIMPANY BLVD

SITE UTILITY PLAN

PROJECT NO.	1623.113
SCALE:	AS NOTED
DRAWN BY:	RCD
DATE:	12/20/13

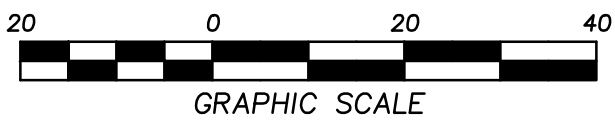
SHEET NO.
C-3

PLANNING BOARD REVIEW SET



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- A. SOIL IS TO BE A SAND/COMPOST/SOIL MIX CONTAINING 40% SAND, 20-30% COMPOST, AND 30% SOIL. THE COMPOST SHALL HAVE A CLAY CONTENT OF LESS THAN 5% BY VOLUME. THE SOILS SHALL BE FREE OF STONES, STUMPS, ROOTS AND OTHER WOODY MATERIAL AND BRUSH. SOIL SHALL ALSO BE FREE OF SEEDS FROM NOXIOUS WEEDS.
- B. SOIL PH SHOULD GENERALLY BE BETWEEN 5.5-6.5.
- C. SOIL TO HAVE 1.5%-3% ORGANIC CONTENT AND MAX. 500-PPM SOLUBLE SALTS.
- D. THE SAND COMPONENT SHOULD BE GRAVELLY SAND THAT MEETS ASTM D 422.
- E. THE TOPSOIL SHALL BE A SANDY LOAM, LOAMY SAND OR LOAM TEXTURE.
- F. THE COMPOST COMPONENT MUST BE PROCESSED FROM YARD WASTE IN ACCORDANCE WITH MASSDEP GUIDELINES, AND SHALL NOT CONTAIN BIOSOLIDS.
- G. SOIL IS TO BE 2" MIN. IN DEPTH, PLACED IN LIFTS OF 12 INCHES, AND LOOSELY COMPACTED SUCH AS BY LIGHTLY TAMPING WITH A DOZER OR BACKHOE BUCKET.
- H. THE MULCH FOR THE AREA SHALL BE SHREDDED HARDWOOD MULCH THAT HAS BEEN WELL AGED (STOCKPILED OR STORED FOR AT LEAST SIX MONTHS), UNIFORM IN COLOR, AND FREE OF OTHER MATERIALS SUCH AS WEED SEEDS, SOIL ROOTS ETC. MULCH SHALL BE APPLIED TO A DEPTH OF 3 INCHES, AND LEFT 2 INCHES AWAY FROM PLANT TRUNKS.
- I. A DENSE AND VIGOROUS VEGETATIVE COVER SHALL BE ESTABLISHED OVER THE SWALE BEFORE RUNOFF CAN BE EXPECTED INTO THE BIOTRETATION AREA.

A LEGALLY BINDING AND ENFORCEABLE MAINTENANCE AGREEMENT SHALL BE ENTERED BETWEEN THE FACILITY OWNER AND THE RESPONSIBLE AUTHORITY TO ENSURE THE FOLLOWING:

- A. TRASH AND DEBRIS SHALL BE REMOVED AS NECESSARY.
- B. SILT/SEDIMENT SHALL BE REMOVED WHEN THE ACCUMULATION EXCEEDS ONE INCH, WHEN THE FILTERING CAPACITY DIMINISHES SUBSTANTIALLY (IE. WHEN WATER PONDS ON THE SURFACE FOR MORE THAN 48 HOURS) THE TOP FEW INCHES OF DISCOLORED MATERIAL SHALL BE REMOVED AND REPLACED WITH FRESH MATERIAL. THE REMOVED SEDIMENTS SHALL BE DISPOSED OF IN AN ACCEPTABLE MANNER AT AN APPROVED AND PERMITTED LOCATION.

DURING THE SIX MONTHS AFTER CONSTRUCTION, THE BIOTRENT AREA SHALL BE MAINTAINED AT A MINIMUM OF THE FIRST TWO STORM EVENTS OF AT LEAST "1" TO ENSURE THE SYSTEM IS FUNCTIONING PROPERLY. THEREAFTER, INSPECTIONS SHALL BE CONDUCTED ON AN ANNUAL BASIS AND AFTER STORM EVENTS OF GREATER THAN OR EQUAL TO THE 1 YEAR, 24-HOUR TYPE III EVENT.

THE ADJACENT GRASS COVER SHOULD BE MOWED A MINIMUM OF 3 TIMES PER GROWING SEASON TO MAINTAIN MAXIMUM GRASS HEIGHTS OF 12"

THE BIOTRENT AREA WOODY VEGETATION SHOULD BE PRUNED OR REPLACED WHEN DEAD OR DYING VEGETATION IS OBSERVED. SEPARATION OF HERBACEOUS VEGETATION ROOTSTOCK SHOULD OCCUR WHEN OVER-CROWDING IS OBSERVED, OR APPROXIMATELY ONCE EVERY THREE YEARS. IF AT LEAST 50 PERCENT VEGETATION IS OBSERVED TO BE DESTROYED AFTER TWO YEARS, A REINFORCEMENT PLANTING SHOULD BE PERFORMED.

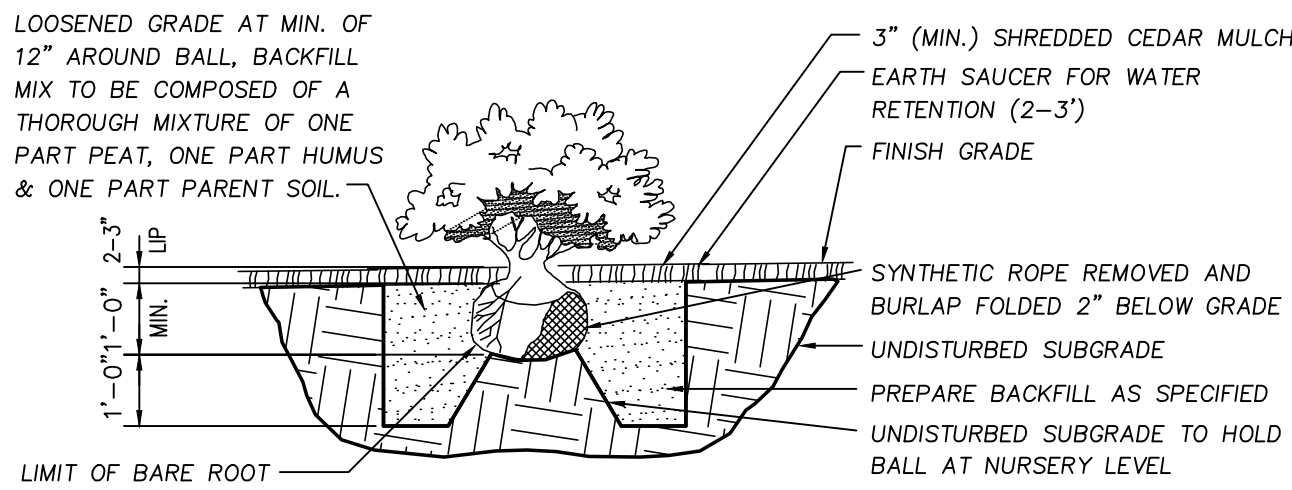
THE MULCH LAYER SHOULD BE REPLISHED (TO THE ORIGINAL DESIGN DEPTH) EVERY OTHER YEAR, AS DIRECTED BY INSPECTION REPORTS. THE EXCESS MULCH LAYER SHOULD BE REMOVED AND PROPERLY DISPOSED OF, OR ROTO-TILLED INTO THE SOIL SURFACE.

MINOR SOIL EROSION GULLIES SHOULD BE REPAIRED WHEN THEY OCCUR.

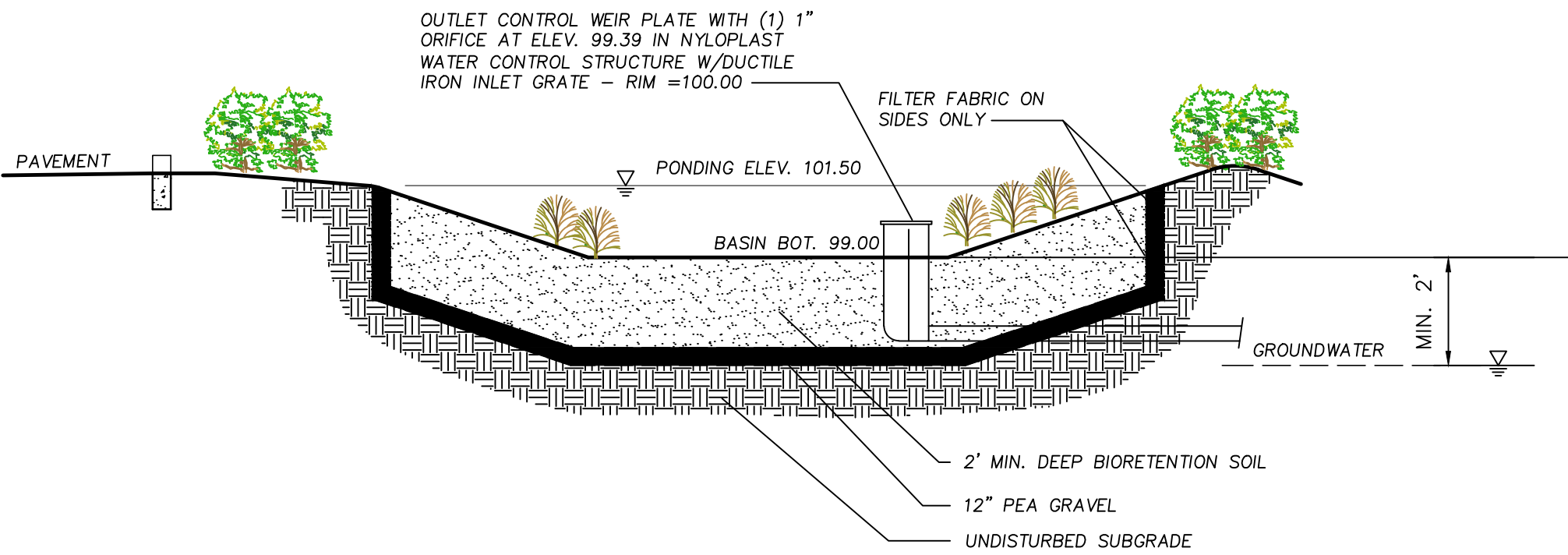
BOTANICAL NAME	COMMON NAME	QUAN.	SPACING	SIZE
ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	25	1 1/2' O.C.	1 GAL.
COREOPSIS SPECIES	COREOPSIS	20	1 1/2' O.C.	1 GAL.
ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	40	1 1/2' O.C.	1 GAL.
EUPATORIUM MACULATUM	JOE-PYE WEED	20	1 1/2' O.C.	1 GAL.
IRIS VERSICOLOR	BLUE FLAG	25	1 1/2' O.C.	1 GAL.
RUDBECKIA HIRTA	BLACK EYED SUSAN	25	1 1/2' O.C.	1 GAL.
SOLIDAGO VIRGAUREA	GOLDENROD	40	1 1/2' O.C.	1 GAL.
PHLOX STOLONIFERA	PHLOX PURPLE	40	1 1/2' O.C.	1 GAL.
CAREX STRICTA	TUSsock SEDGE	20	1 1/2' O.C.	1 GAL.

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	ROOT
PMM	PINUS MUGO MUGO	DWARF MUGO PINE	8	2'-2 1/2' HT.	2 GAL.
TC	TAXUS CUSPIDATA DENSIFORMIS	DENSE YEW	9	3'-4' HT.	B + B
PJM	RHODODENDRON PJM	PJM	5	2'-2 1/2' HT.	2 GAL.
IC	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	6	2'-2 1/2' HT.	2 GAL.
CA	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	10	1 1/2'-2' HT.	2 GAL.
AZ	AZALEA HINOCRIMSON	AZALEA	5	1 1/2'-2' HT.	1 GAL.
VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3	3'-4' HT.	B + B
PF	PIERIS FLORIBUNDA	MOUNTAIN ANDROMEDA	5	2'-2 1/2' HT.	2 GAL.
CS	CORNUS SERICEA	RED OSIER DOGWOOD	7	2'-2 1/2' HT.	2 GAL.
IG	ILEX GLABRA	INK BERRY	5	2'-2 1/2' HT.	2 GAL.
WF	WEIGELA FLORIDA	WEIGELA	3	2'-2 1/2' HT.	2 GAL.

1. ALL PLANT MATERIALS ARE TO BE FIRST QUALITY NURSERY STOCK, FREE FROM DISEASE OR OBJECTIONABLE DISFIGUREMENTS, AND PLANTED IN CONFORMANCE WITH SOUND NURSERY PRACTICE.
2. ALL NEW TREES ARE TO BE STAKED WITH TWO 8 FT. HARDWOOD STAKES, GUYED PER DETAIL.
3. AREAS SHOWN MULCHED ARE TO BE MULCHED WITH A MINIMUM 3 INCH DEPTH OF SHREDDED HARDWOOD BARK.
4. ALL PLANT MATERIALS ARE TO BE GUARANTEED FOR TWO (2) YEARS TO BE IN HEALTHY AND VIGOROUS CONDITION. IT IS UNDERSTOOD THAT THE OWNER WILL PROVIDE ADEQUATE AND TIMELY CARE DURING THE GUARANTEE PERIOD.
5. ALL PLANTING PITS ARE TO RECEIVE 3 AGRIFORM TABS (3-YEAR FERTILIZER) AT TIME OF PLANTING.
6. PLANTS ARRANGED IN CONTINUOUS GROUPING ARE TO BE SET IN MULCHED BEDS. MULCH WILL BE A MIN. 3 INCH DEPTH OF SHREDDED HARDWOOD BARK.
7. ANY TREES OR SHRUBS DISTURBED FOR NEW WORK ARE TO BE PROTECTED AND OR REPLACED.
8. ALL EXISTING TREES AND SHRUBS INDICATED ON DRAWING ARE TO REMAIN UNLESS NOTED.

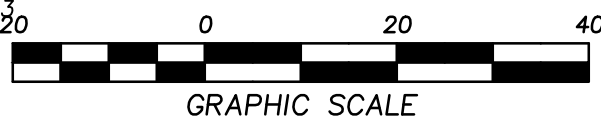


NOT TO SCALE



NOT TO SCALE

EXISTING CONDITIONS PLAN IN GARDNER, MA PREPARED FOR
NOURIA ENERGY CORPORATION DATE: AUGUST 22, 2013 SCALE:
1"=20' PREPARED BY: WHITMAN & BINGHAM ASSOCIATES, LLC
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[illegible]

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WORCESTER, MA 326 CLARK STREET

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GARDNER, MA

SHEET DESCRIPTION

SITE LANDSCAPE PLAN

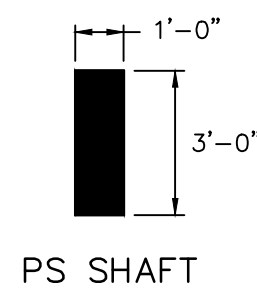
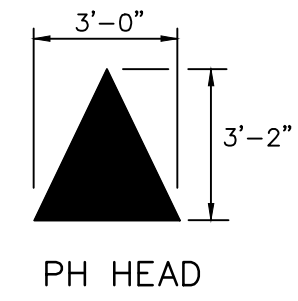
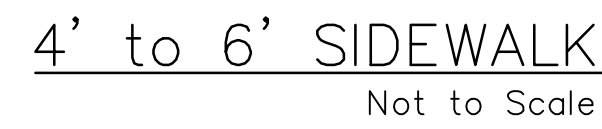
PROJECT NO.	1623.113
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SHEET NO
-1

PLANNING BOARD REVIEW SET

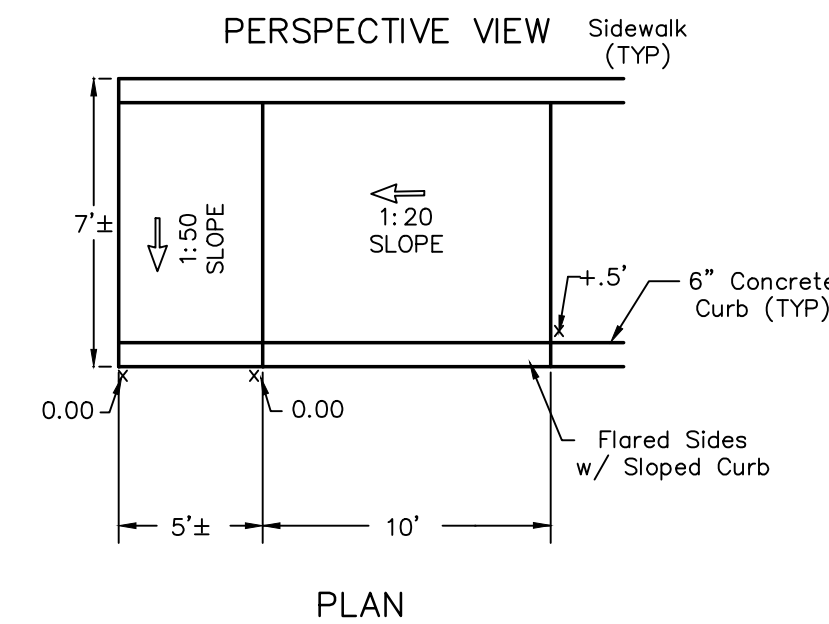


BRUSHED CONCRETE SIDEWALK TREATMENT DETAILS



NOTES:

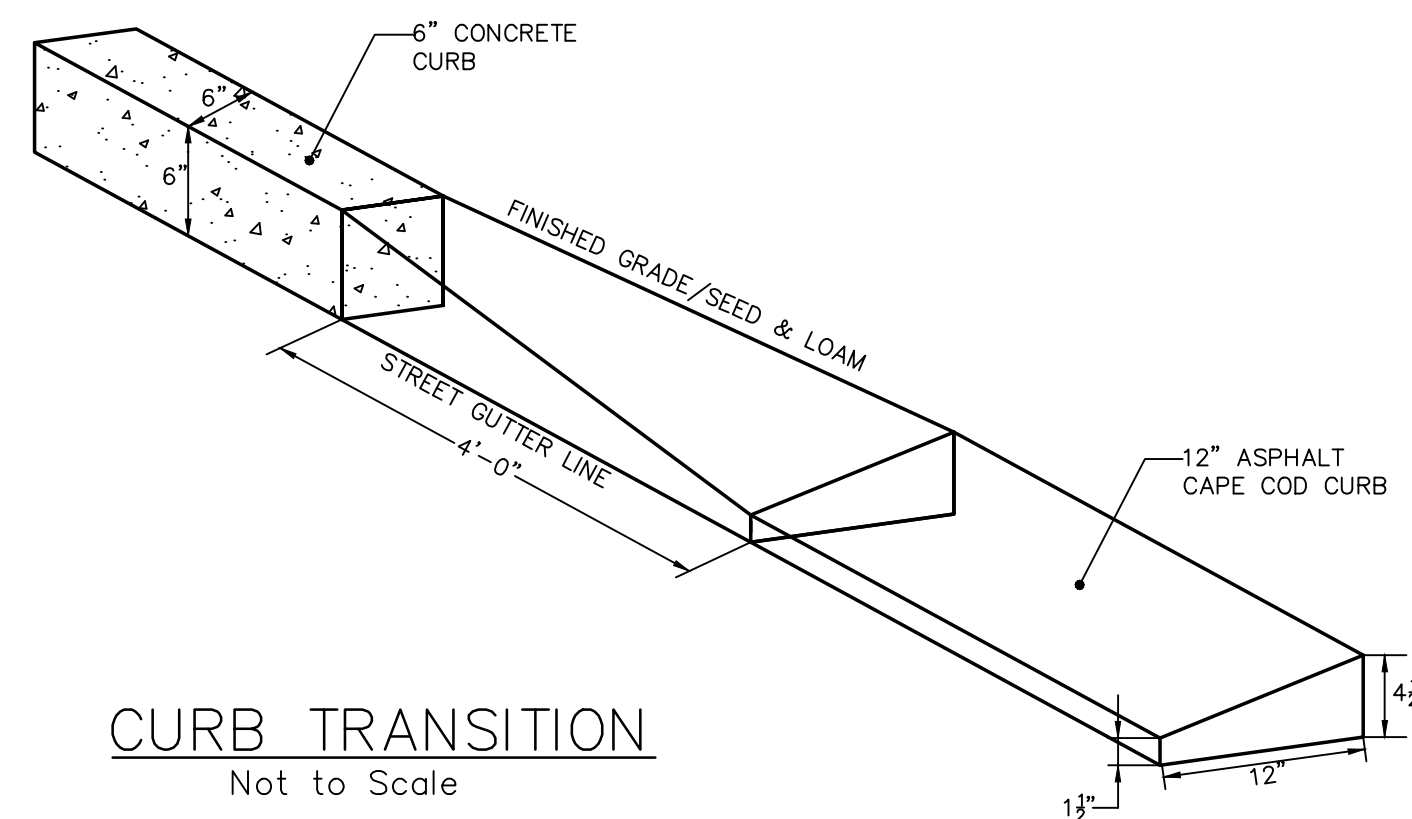
1. TYPES ALIGN CENTER
2. COLOR TO BE WHITE
3. MEETS NOT STATE OR FEDERAL STANDARDS



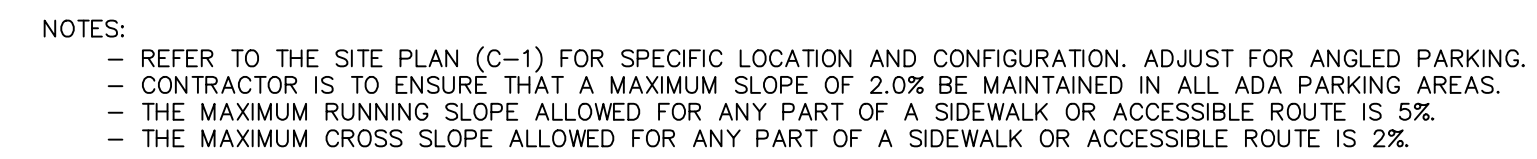
**DRIVE
THRU**

DRIVE THRU & ARROW

NOTE:
TYPES ALIGNS CENTER



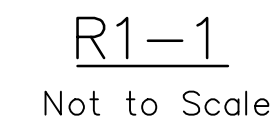
CURB TRANSITION
Not to Scale



TYPICAL HANDICAP PARKING STALL STRIPING

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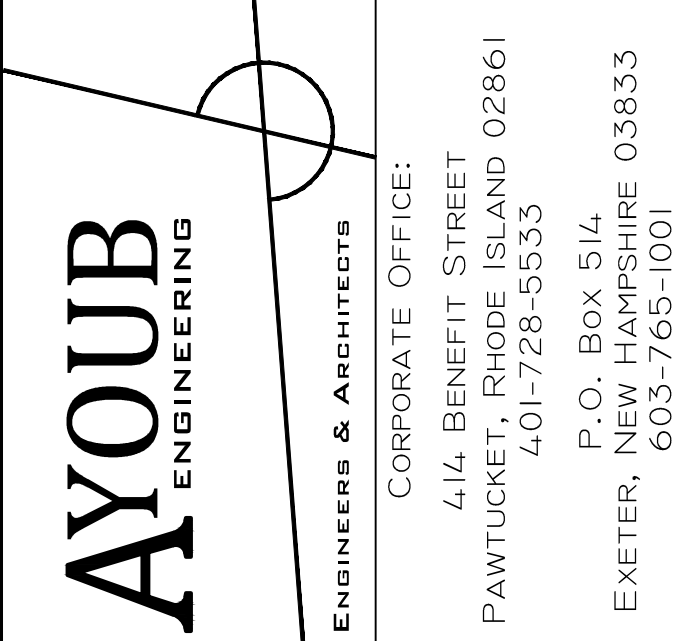
<p>PREPARED FOR</p> <p>NOURIA ENERGY CORPORATION</p> <p>326 CLARK STREET WORCESTER, MA</p>		<p>PROJECT ADDRESS</p> <p>GARDNER, MA</p> <p>264 TIMPANY BLVD</p>		<p>SHEET DESCRIPTION</p> <p>SITE DETAIL SHEET</p>	
<p>PROJECT NO. 1623.113</p> <p>SCALE: AS NOTED</p> <p>DRAWN BY: JJS</p> <p>DATE: 12/20/2013</p>		<p>SHEET NO.</p> <p>SD-1</p>			



- NOTES:
1. MOUNT SIGN AT RIGHT ANGLE TO DIRECTION OF TRAFFIC FLOW.
 2. PROVIDE A MINIMUM CLEARANCE OF 1' FROM FACE OF CURB.



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[illegible]

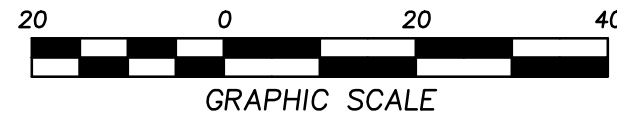
PREPARED FOR
NOURIA ENERGY CORPORATION
326 CLARK STREET WORCESTER, MA

PROJECT ADDRESS
GARDNER, MA
264 TIMPANY BLVD

SHEET DESCRIPTION

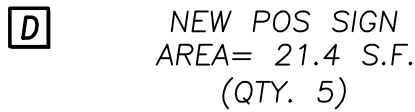
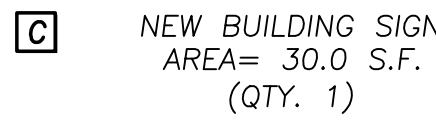
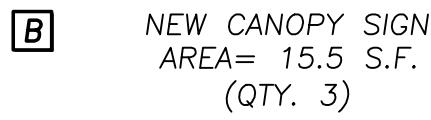
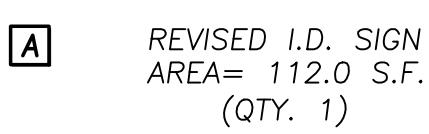
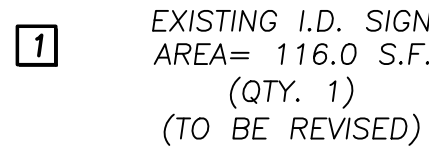
SITE DETAIL SHEET

PROJECT NO. 1623.113	SHEET NO. SD-2
SCALE: AS NOTED	
DRAWN BY: JJS	
DATE: 12/20/2013	

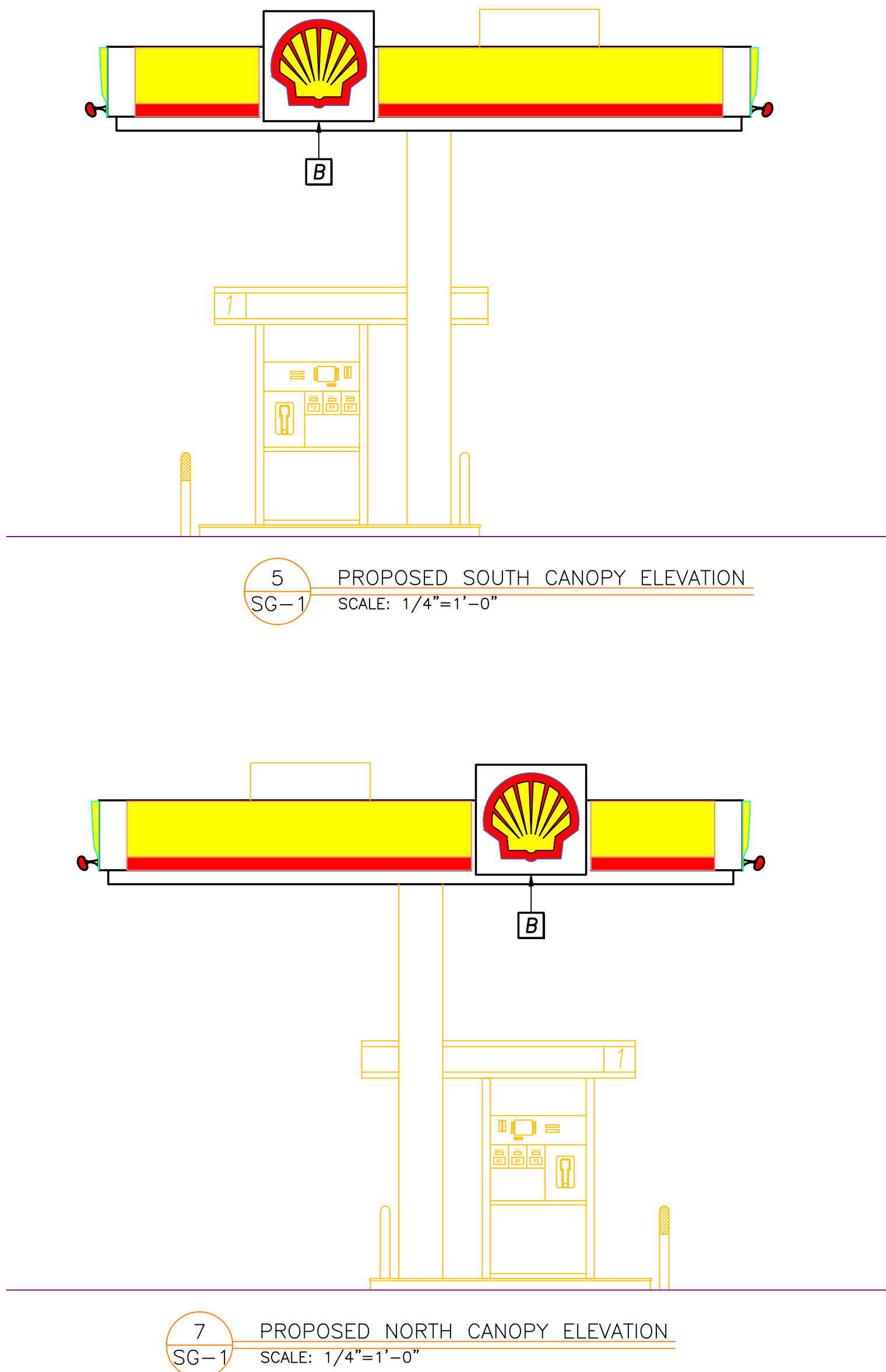
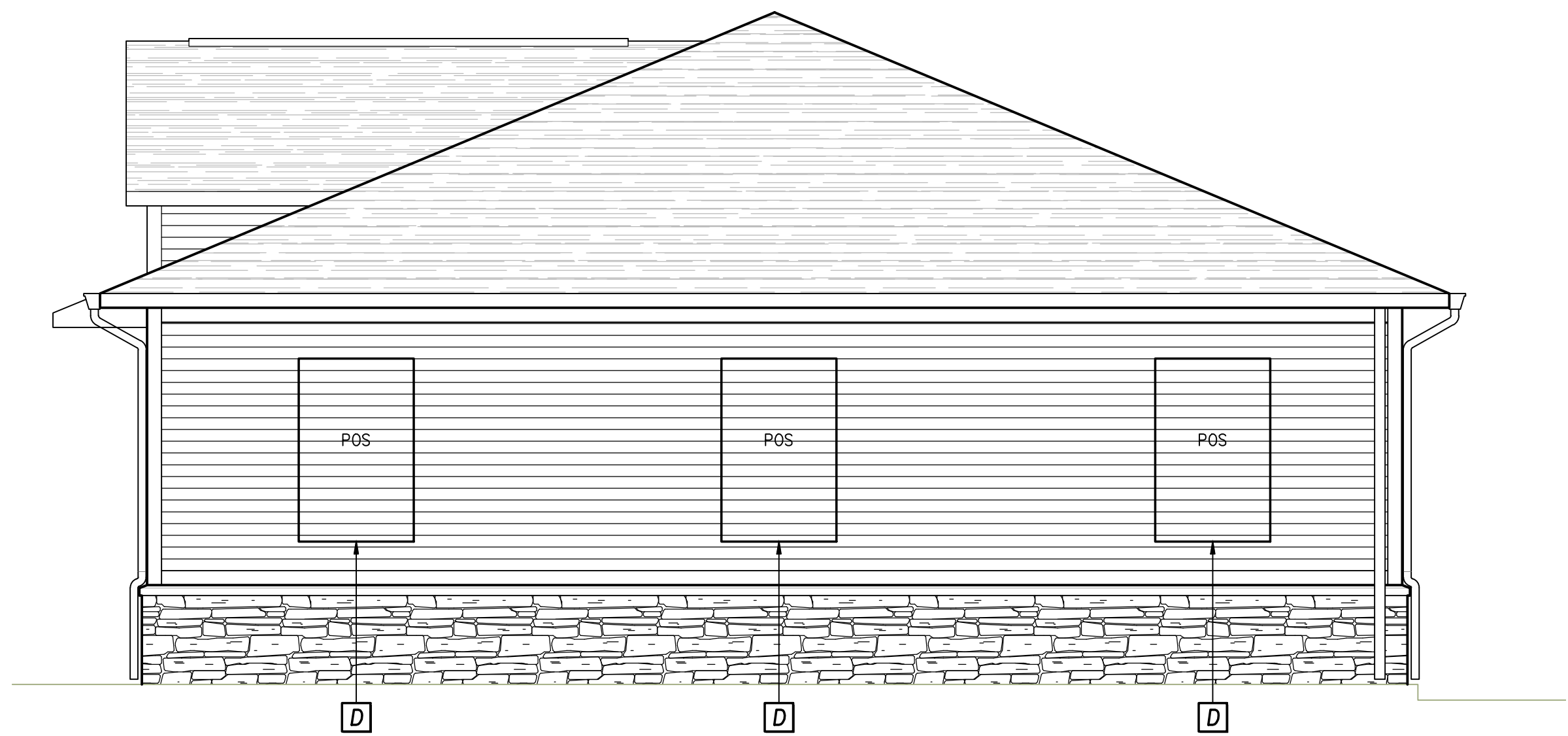


PROPOSED SIGN SCHEDULE


EXISTING CONDITIONS PLAN IN GARDNER, MA PREPARED FOR
NOURIA ENERGY CORPORATION DATE: AUGUST 22, 2013 SCALE:
1"=20' PREPARED BY: WHITMAN & BINGHAM ASSOCIATES, LLC
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
510 MECHANIC STREET - LEOMINSTER, MASSACHUSETTS
01453

[illegible]

PREPARED FOR	NOURIA ENERGY CORPORATION
	326 CLARK STREET WORCESTER, MA
PROJECT ADDRESS	GARDNER, MA
	264 TIMPANY BLVD
SHEET DESCRIPTION	PROPOSED SIGNAGE PLAN



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[illegible]

AYOUB
ENGINEERING

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603-765-1001

PREPARED FOR	NOURIA ENERGY CORPORATION 326 CLARK STREET WORCESTER, MA
PROJECT ADDRESS	GARDNER, MA 264 TIMPANY BLVD
SHEET DESCRIPTION	PROPOSED SIGNAGE PLAN

PROJECT NO. 1623.113	SHEET NO. SG-3
SCALE: AS NOTED	
DRAWN BY: JJS	
DATE: 12/20/2013	

